

ORDINANCE NO. 751120-B

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

A 0.207 ACRE TRACT OF LAND, LOCATED AT THE NORTHWEST CORNER OF WILLIAM CANNON DRIVE AND EMERALD FOREST DRIVE, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "O" OFFICE, FIRST HEIGHT AND AREA DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "O" Office, First Height and Area District on the property described in File C14-75-098, to-wit:

A 0.207 acre tract of land in the William Cannon League in Travis County, Texas, and also being a portion of that certain 30.387 acres conveyed to Edward R. Rathgeber and Jessie B. Anderson by deed recorded in Volume 4365, at Page 90, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the point of intersection of the east right-of-way line of Mt. Carrell Drive with the south right-of-way line of William Cannon Drive; said point also being a point in the north boundary of Southwest Mediplex, Resubdivision of Lot 1, a subdivision in the City of Austin of record in Book 72, at Page 62, of the Plat Records of Travis County, Texas

THENCE, with the following three (3) calls to the Point of Beginning for this tract:

(1) S 84° 29' E 11.97 feet;

(2) N 05° 27' E 120.00 feet to a point in the north right-of-way line of William Cannon Drive;

(3) N 84° 16' W 45.03 feet to the Point of Beginning for this tract. Said Point of Beginning being a point in the curving north right-of-way line of William Cannon Drive, and also being the southwest corner of this tract;

THENCE, N 07° 49' E 113.64 feet to the northeast corner of this tract;

THENCE, N 82° 11' W 62.50 feet to a northwest corner of this tract;

THENCE, S 07° 49' W 32.00 feet to an inside corner of this tract;

THENCE, N 82° 11' W 22.50 feet to a northwest corner of this tract;

THENCE, S 07° 49' W 83.50 feet to the southwest corner of this tract, said corner also being a point in the curving north right-of-way line of William Cannon Drive;

THENCE, following the curving north right-of-way line of William Cannon Drive an arc distance of 85.02 feet, having a central angle of 01° 04' 39" and radius of 4,520.75 feet, with a chord of 85.02 feet which bears S 83° 26' E to the POINT OF BEGINNING,

located at the Northwest corner of William Cannon Drive and Emerald Forest Drive, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended and the necessity to allow expedient development of the land herein affected creates an emergency requiring that this ordinance become effective immediately; therefore, upon the final passage of this ordinance as required by law, this ordinance shall become effective immediately.

PASSED AND APPROVED

November 20, 1975

APPROVED:


City Attorney

ATTEST:


City Clerk

19NOV75

**The Austin American
The Austin Statesman
The American-Statesman**

City of Austin

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Eleanor Walker, Classified Advertising Agent
of American Statesman

A daily newspaper published in said County and State, who, being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit: _____

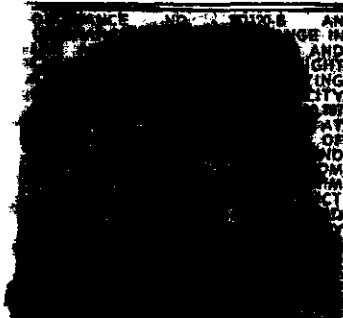
December 6, 1975

and that the attached is a true copy of said advertisement.

Eleanor Walker

SWORN AND SUBSCRIBED TO BEFORE ME, this the 15th

day of December A.D. 197 5.



Merle Duncan
Notary Public in and for
TRAVIS COUNTY, TEXAS